



Background

- Effective January 2018
- Ministerial review for projects that provide a certain amount of affordable housing.
- Based upon RHNA production.
- State-wide

Overview

State Legislation mandating streamlined approval of housing projects in cities that are not meeting RHNA production goals.

RHNA INCOME CATEGORIES	SANFRANCISCO
Above-moderate income (above 120% AMI)	
Housing for households below 80% AMI	

Benefits

For qualifying projects, requires streamlined approval including:



Ministerial approval process

Removes requirement for CEQA analysis associated with Planning entitlements



Removes requirement for Conditional Use Authorizations or other discretionary entitlements.



Codifies strict approval and review timelines

60-90 days for completeness depending on size 90-180 days for design depending on project size

Eligibility Criteria



Objective Standards

"Require no personal or subjective judgement by a public official"

"uniformly verifiable by reference to an external and uniform benchmark"

Objective Standards

Rear Yard Setback

Dwelling Unit Exposure

Open Space

Non-Objective Standards

Design Guidelines
Preservation Design Comments

Challenge: Most projects require some type of discretionary action

Project Types



100% Affordable Housing Projects

- Administrative approval (PC Section 315)
- 100% Affordable Housing Density Bonus Program (PC Section 206.4)



Mixed-income projects including at least 50% on-site affordable

 Projects conforming to existing zoning and meeting objective standards. May require entitlements for Panning Commission review

Review process + timelines

Sponsor Submittal

- Building Permit Application
- SB-35 Application
- Individually Requested State Density Bonus Application, if applicable

Neighborhood Notification is not required.

No Discretionary Review.

③ Planning Staff must determine eligibility within

- 60 days of application submittal if project contains 150 units or fewer
- 90 days of application submittal if project contains more than 150 units

Planning Staff must complete any design review or other public oversight within

- 90 days for projects with 150 units or fewer
- 180 days for projects with more than 150 units

Implementation Strategy

- Issued Planning
 Director Bulletin 5 in
 December 2017
- Issued application and Information packet in January 2018
- Internal working group meetings to look at SF specific implications



PLANNING DIRECTOR BULLETIN NO. 5

Streamlined Approval Processes for Affordable and Supportive Housing

the Planning Department administers streamlined approval for affordable and supportive housing. Refe Gov Gov

References:
Government Code Section 65650 (Assembly Bill 2:
Government Code Section 65913.4 (Senate Bill 35)
Planning Code Section 206.4

INTRODUCTION

The State of California has introduced various programs for streamlining hosning production, including Search Bill 35 which heare effective humany 1, 2018, and Assembly Bill 262 which became effective humany 1, 2019. These two programs require local partiadictions in provide a ministerial approved provide a ministerial approved provides are instinctions, and Supportive Hosning projects that meet certain criteria. The ministerial approved process removes the equivarients of ECSD, analysis, and removes the requirement for ECSD, analysis, and removes the requirement for the Planning Commission. This bulletin includes the eligibility criteria for each program, and outlies how the Haming Dopartment administers streamlined approval.

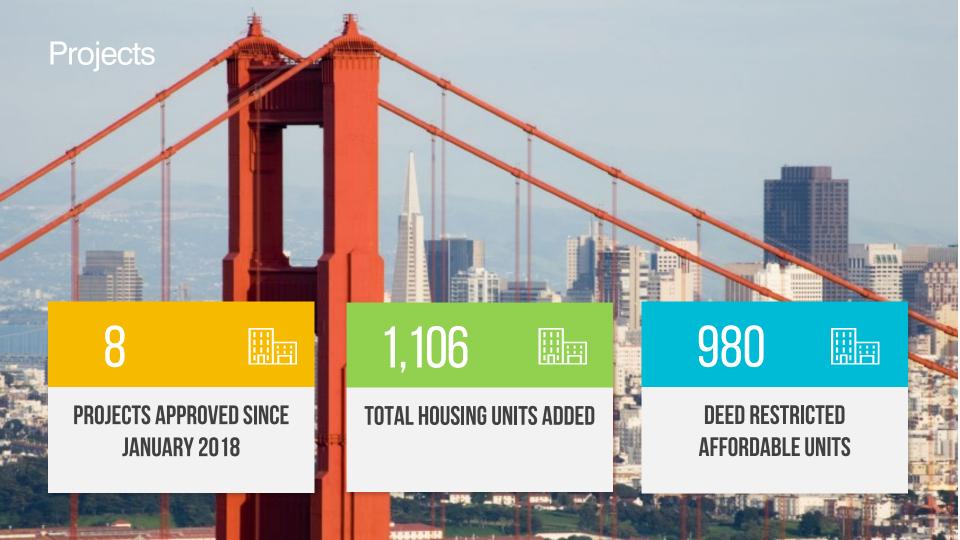
SB-35 (CA GOVT. CODE SECTION 65913.4) Overview

California. Senate Bill 35 (58-35) was signed by Governor levry Brown on September 22, 2017 and Section effectives Justury 1, 2018. 38-38 gaplies in client has are not meeting their legional Housing Need Allocation (BENA) gapl for construction of above 1, 2018 and 1, 20

Eligibility Criteria

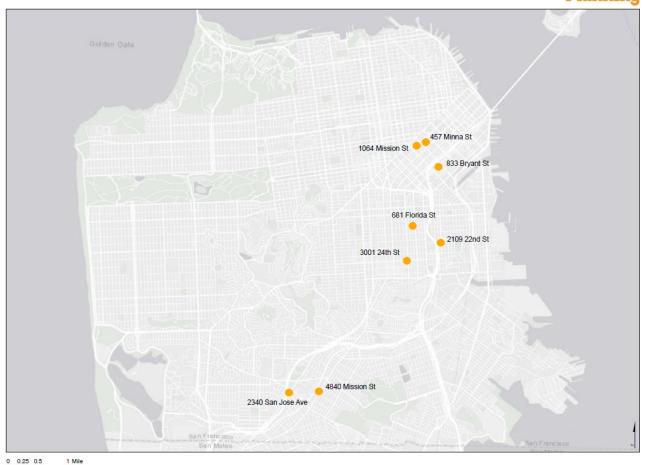
Currently, San Francisco meets its RHNA goal for construction of above-moderate income housing. However, the City is not meeting the RHNA goal for affordable housing below 80% AMI. Therefore, at this time, projects providing on-site affordable housing at 80% AMI are eligible for streamlining in San Francisco if they meet all of the following criteria:

- Affordability. At least 50% of the proposed residential units must be dedicated as
 affordable to households a 80% Affor either rends or ownership projects. In order
 to assure that the affordable units remain to dedicated, they must comply with the
 San Francisco Inclusionary Affordable Housing Program Procedures Manual with
 regard to monitoring, enforcement, and procedures for eligibility, including the
- Number of Units. The development must contain at least two or more residential units.



Projects Map





0 0.25 0.5 1 Mile



681 Florida

130 UNITS

100% AFFORDABLE

LAND DEDICATION FOR 2000-2070 BRYANT

GROUND FLOOR PDR

UNITS RANGE FROM 30% AMI TO 80 % AMI

2340 San Jose

129 UNITS

GROUND FLOOR CHILD CARE AND COMMERCIAL

100% AFFORDABLE

UNITS RANGE FROM 35% AMI TO 100% AMI





1064-1068 Mission

253 TOTAL UNITS (TWO BUILDINGS)

- -149 ADULT STUDIOS
- -102 SENIOR STUDIOS
- -2 PROPERTY MANAGERS

100% AFFORDABLE

CHEFS TRAINING ON-SITE CLINIC

50% AMI



3001 24th Street

45 SENIOR HOUSING UNITS

100% AFFORDABLE

UNITS AFFORDABLE TO LOW-INCOME AND FORMERLY HOMELESS SENIORS AGED 62 AND OLDER (AT OR BELOW 50% AMI)



457-475 Minna

270 GROUP HOUSING ROOMS

16-STORIES

53% AFFORDABLE

UNITS RANGE FROM 50% AMI TO 110% AMI

833 Bryant

146 GROUP HOUSING ROOMS

100% AFFORDABLE W/OUT GAP FUNDING FROM MOHCD

UNITS RANGE FROM 50% AMI TO 60% AMI



4840 Mission

137 DWELLING UNITS

100% AFFORDABLE

UNITS RANGE FROM 30% AMI TO 100% AMI







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